

The Salisbury Planning Board held its regular meeting on Tuesday, July 8, 2003, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Fred Dula, Sean Reid, Jerry Wilkes, Mitzi Clement, Sandy Reitz, Lou Manning, Rodney Queen, Brian Miller, Ken Mowery, Jeff Smith, Len Clark, Eldridge Williams

ABSENT: None

STAFF: Harold Poole, Patrick Kennerly, Patrick Ritchie, Lynn Raker, Hubert Furr, Tammy File

The meeting was called to order by Chairman Dula. The minutes of June 24, 2003 were approved as published.

ZONING MAP AMENDMENTS

Z-7-03	Salisbury Planning Board
Location:	Properties located off West Innes near railroad tracks
Size:	Approximately 1.5 acres (part A) and 1.1 acres (part B)
Existing Zoning:	M-2 Heavy Industrial District
Proposed Zoning:	B-6 General Business District (part A) and B-1 Office Institutional District (part B)

(a) Chairman Dula convened a courtesy hearing on Z-7-03

Planner Patrick Kennerly explained that the area proposed for rezoning consists of two separate areas that are currently zoned M-2 (Heavy Industrial). This recommendation is a result of a Planning Board committee study.

A. The first area consists of the rear portion of four properties that have about 500 feet of combined frontage along portions of the 900 and 1000 blocks of West Innes Street. A portion of the area lies with the Southern Railroad right-of-way. Inlet Point Fresh Seafood, Italy Café, Dairy Queen, and Carolane Propane are located on the properties in question.

B. The second area consists of the back corner of the Memorial Park Cemetery property, as well as a portion of the Southern Railroad right-of-way.

Those speaking in favor of the zoning change request: None

Those speaking in opposition to the zoning change request: None

The chairman closed the courtesy hearing on this case.

(b) Board Discussion:

Rodney Queen made the motion to approve the zoning request change, Jeff Smith seconded the motion with all members voting AYE.

PRELIMINARY PLAT SUBDIVISIONS:

S-02-03 Melrose Yard

[NOTE: Jeff Smith asked to be removed from the Board because of conflict of interest.]

Staff Engineer Patrick Ritchie explained that the proposal includes the extension of Melrose Street between Mildred Street and Lumber Street and creates 12 lots for development as residential, single family housing.

The developer has recently had this property re-zoned to SFC which allows a minimum lot width of 50 feet, however; current subdivision regulations require a minimum lot width of 60 feet. All lots meet the current subdivision regulations for lot depth and area. The developer has requested and Technical Review Committee recommends that relief be granted from the subdivision standards regarding lot width on all 12 lots.

The developer has proposed a permanent 20-foot access easement to allow all lots driveway access from the rear. Technical Review Committee also recommends that no individual driveway connections be allowed directly to the street. If Planning Board agrees, this requirement should be noted on the preliminary plat as well as the engineering drawings and the final plat.

Those speaking in favor of the plat approval :

Jeff Smith, 210 E. Innes Street- The plan for this subdivision is to not have any cuts off Melrose Street and to pave that 20 foot easement for a driveway connection. We would like to pave that and put the garages around back and leave Melrose Street without any driveway cuts at all.

Those speaking in opposition to the plat approval: None

Sean Reid- In light of looking at it and working with the Legislative Committee and possibly reducing the depth size. He proposed that the relief be granted and the other Technical Review recommendations. Brian Miller seconded the motion with all members voting AYE.

Rodney Queen made the motion to grant subdivision plat as submitted, Sandy Reitz seconded the motion with all members voting AYE.

[Ken Mowery moved to bring Jeff Smith back on Board, Sandy Reitz seconded the motion with all members voting AYE.]

S-4-03 Towne Creek Commons- between East Innes Street and Park Avenue and
Between Interstate 85 and North Arlington Street

Staff Engineer Patrick Ritchie explained that the proposal includes the extension of Cedar Street from Liberty Street to a proposed cul-de-sac and creates 3 lots for development as commercial property. Technical Review Committee recommends that the Planning Board approve the preliminary plat as submitted.

Rodney Queen made the motion to approve the preliminary plat as submitted, Lou Manning seconded the motion with a (8-4) vote.

GROUP DEVELOPMENT

[NOTE: Ken Mowery asked to be removed from the Board because of his involvement in this project.]

G-7-03 Rowan Regional Medical Center Parking Lot, 501 Mocksville Avenue

Gene Stirewalt, for Rowan Regional Medical Center, submitted the application for the construction of an asphalt parking lot at 501 Mocksville Avenue. The parking lot will contain (279) parking spaces. All zoning criteria have been met. The Technical Review Committee recommends approval of the application as submitted.

Those speaking in favor of the group development:

Rick Parker, Vice-President of Clinical Support Services at Rowan Regional Medical Center, 612 Mocksville Ave.- There are several reasons we need a new parking lot which I will explain. The deck that we built several years ago will not support any additional height, the footings that we poured will only support the three elevated levels. We are currently maxed out on our parking for the plans that we have to date, and with the recent approval of our certificate of need to build a tower on top of the Wilson-Smith center for our long- range goal of having all private rooms. With that recent approval the parking that you know at the Kiser Physician building will disappear.

Those speaking in opposition to the group development:

David Harrison, life long resident of Highland Ave.- Not opposing the hospital parking lot or anything that the hospital has done for growth. In fact he would like to commend the hospital for the positive public relations that they have done for the neighborhood. Barker Road is very congested right now with parking on the street. Personally concerned with exit on Highland Ave. which has a house directly across where they are planning to have a exit, several children live in that house and is concerned for their safety. Sidewalk is definitely a necessity for Highland Ave.

Ken Martin, 1101 Highland Ave. – The one thing that hasn't been discussed is storm water drain, currently have water running into his yard. There has been two houses removed and thinks the pipes were connected to those houses and is running into his yard. Thinks we are

headed for disaster with water, sinkholes, etc. if it is not done properly. Need to look at the storm water drain issue and where the water is going in the ground in this area. With the West Nile virus we have a lot of mosquitoes too.

Darrell Wagoner, designer for the project- Responded to a question regarding water runoff by saying the problem is being studied, and that the hospital will work with City Staff for an attempt at solving any problem.

Jeff Smith- There appears to be sufficient right-of-way on Highland Avenue for sidewalks on one side of the street. Would like Traffic Engineering to look at allowing on-street parking on Barker with its 30 foot right-of-way. Also, would like to see a sidewalk on Highland Avenue.

Brian Miller- Said he agreed with Jeff. Also has a concern over the Mocksville Avenue entrance/exit. At one point, Brian said he thought we should prohibit the driveway off Mocksville Avenue in favor of a 2nd driveway off Barker Street. At another point, said he thought Mocksville Avenue entrance should be right-turn only, with right turn in and right turn out.

Rodney Queen- Highland Avenue needs a sidewalk. Agrees with the plans for the three entrances/exits, which give a better distribution of cars onto Mocksville Avenue, Barker Street, and Highland Avenue.

Sandy Reitz- Wants the storm drainage situation looked into by staff. Agrees with requiring the sidewalk on Highland Avenue.

Jeff Smith made the motion to approve the group development site plan with an addition of a five- foot wide sidewalk on Highland Avenue but keeping the landscape as submitted in place. Sean Reid seconded the motion that Jeff made with all members voting AYE.

Jeff Smith made the motion to bring back Ken Mowery on Board, Sandy Reitz seconded the motion with all members voting AYE.

COMMITTEE REPORTS

Committee Chair Jeff Smith and Urban Design Specialist Lynn Raker presented part 2 of the East Innes Street Gateway Plan. This is an update of the VCOD Visual Corridor Overlay District, which is Article XV in the Zoning Ordinance.

Part 1 was given at the June 24 meeting and consisted of the first seven parts of the plan. These seven chapters included Purpose & Intent; Applicability; Prohibited Uses; Streetscape; Dimensional Standards; Parking Areas; and Outdoor Lighting.

Part 2, included the following:

Chapter 8- Site Landscaping/Screening- the topics dealt with street yards, screen/buffer yards for yards between commercial and residential lots, planting yards for yards between adjacent commercial lots, parking lot shade trees, screening around parking areas visible from the street, planting standards, and equipment/dumpster screening.

Chapter 9- Building Design Standards- the topics dealt with street walls, building entrances, underground wiring, type of construction, roof pitch, decorative elements, and façade treatment.

Chapter 10- Signage, the emphasis was that non-conforming, on-premise signs, in accordance with Section 9.09 of the Zoning Ordinance shall be removed with 5 ½ years of the effective date of this Article.

Chapter 11- Alternate Methods of Compliance-the topics dealt with uses of alternate plan (plan, material, or methods), approval of alternate design, evaluation of Staff Review Committee, and the appeal process (which is through the Zoning Board of Adjustment).

The Gateway Committee announced that its next major meeting would be next Wednesday, July 16, at 5:30 p.m. in the Gateway Building, 200 block of East Innes. Property owners along East Innes in the area proposed for the “Gateway” have been invited to this meeting. It will allow the Committee to obtain further information prior to making any recommendation to the full Planning Board. In preparation for this meeting, the Committee has scheduled a “preparation” meeting on Tuesday, July 15, at 8:30 a.m. in the 1st floor conference room of City Hall.

Due to the time (it was after 6:00 p.m.), Planning Board decided to delay the remainder of its agenda items until its next meeting (July 22).

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary

